

July 10, 2024

Zak Wall  
Northwest Region Toxics Cleanup Program  
Washington State Department of Ecology  
PO Box 330316  
Shoreline, Washington 98133

Via email: zak.wall@ecy.wa.gov

Regarding: Monthly Progress Report No. 2 (June 2024)  
Spic N Span Cleaners Site  
SCIDpda PPCD No. 24-2-05868-1  
652 S Dearborn Street  
Seattle, Washington  
PBS Project 41593.006

Dear Zak:

This progress report was prepared by PBS Engineering and Environmental LLC (PBS) for the Spic N Span Cleaners site (Site), which has undergone thermal remediation and monitoring to ultimately facilitate redevelopment of the property into affordable housing by Seattle Chinatown International District Preservation and Development Authority (SCIDpda).

This progress report is being completed as a condition of the Prospective Purchaser Consent Decree (PPCD) signed between SCIDpda and the Washington State Department of Ecology (Ecology), filed March 18, 2024.

The following is a summary of project activities completed from activation of the PPCD for June 2024.

**A. On-Site Activities and Progress Made during Reporting Period**

- Prepared first monthly progress report through May and submitted on June 10, 2024.
- Submitted a Request for Schedule Extension to Ecology on June 14, 2024.
- On-site groundwater sampling event was conducted from June 23 to 27, 2024. Upon completion, samples were submitted to the laboratory for analysis in accordance with the Data Gaps Workplan.
- There were no sample results deviations during the reporting period.

**B. Deviations from Required Tasks**

- There were no deviations of required tasks during the reporting period except for submittal of the Remedial Investigation/Feasibility Study (RI/FS), which will be delayed. The request for schedule extension provides explanation for this delay

**C. Description of Deviations from the Scope of Work and Schedule**

As previously discussed with Ecology and described in the request for schedule extension, the RI/FS will be delayed for approximately one year to allow time to address the data gaps and completely delineate the downgradient groundwater contaminant plume. Once the site is fully characterized, the RI/FS will be completed.

Following receipt of data for the June 2024 groundwater monitoring event, data will be reviewed to determine if installation of additional monitoring wells would be necessary for delineation, or if additional monitoring utilizing the current well network is sufficient. Whether or not additional well(s) are installed, additional time is needed to monitor the attenuation of chlorinated VOCs and evaluate the effectiveness of the thermal treatment, (approximately one year following cooling of groundwater following thermal treatment).

**D. Plan for Recovering Lost Time for Schedule Deviations**

The original schedule incorporated 90 days or more for additional explorations. However, it did not allow for collection of for a full year of groundwater monitoring after the new wells were installed and completion of the RI/FS with the additional data. The time of delay for delivery of the RI/FS while collecting additional groundwater data to characterize the Site cannot be recovered in the original schedule, but that data will be invaluable to inform the decisions made in the RI/FS process.

**E. Raw Data Received from Laboratory**

- None

**F. List of Planned Activities for the Next Month**

- Review laboratory data and begin tabulation of results from the June 2024 groundwater sampling event.

Please feel free to contact me at 206.766.7640 or melanie.young@pbsusa.com with any questions or comments.

Sincerely,

Melanie Young, PE  
Senior Environmental Engineer

cc: Josh Sellers Park, SCIDpda

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